



Town of Carlisle

MASSACHUSETTS 01741

Office of

PLANNING BOARD

MINUTES

Meeting of November 9, 1987

Present: Tobin, Sherr, Raftery and Sillers

Minutes and Bills

On motion of Steve Tobin seconded by Tom Raftery, the Board voted unanimously to accept the minutes of October 26, 1987 as presented.

Bills presented were approved for payment.

Determination of Significance for River Road - Rolando

Charles R. Rolando met with the Board to discuss his Application for Hearing to amend a Special Permit for a Common Driveway on Lots 1, 2, 3A, 4 and 5 off River Road as shown on Plan entitled "Plan of Land in Carlisle, Mass. owned by Riverloft Trust", Joseph W. Moore Company, Civil Engineers, dated 6/22/81, said plan recorded in Middlesex North Deeds Plan Book 134, Page 83. Mr. Rolando presented a plan and said that he wishes to pave and straighten the Common Driveway off River Road. He explained why he thinks the lots will be better served and requested the Board to determine if the proposed amendment is significant and requires a public hearing. The four Board members present deferred action on his request for determination of significance until the next meeting, because a determination that a proposed amendment is significant requires a vote of at least five in favor of such determination.

Rodgers Road - Performance Security Account for Lot Release

On motion by Tom Raftery seconded by S. Sillers, the Board voted unanimously that upon the posting of security in the amount of \$25,000 in the form of a passbook savings account, the amount for the performance of all remaining work on Rodgers Road, the Lots 14 and 14A shall be released from the outstanding covenant. In the future, portions of said security may be released to applicant upon satisfactory showing that proportionate amounts of the work have been completed satisfactorily.

The Planning Board took up the subject of a Conservation Restriction for the Rodgers Road subdivision, and Tom Raftery agreed to shepherd this matter along with Mr. Williams when he releases the lot release document to him.

Discussion with Selectmen re Hiring of Planner to Investigate Town Office Sites

Selectmen Dave Stewart and Grant Wilson met with the Board to discuss the hiring of a planner to investigate the Conant land, Davis land, and the Congregational Church sites for Town Offices. The Selectmen presented a memo (attached and incorporated herein). The Board and the Selectmen agreed that the investigation

is to be about the physical suitability of the land for any of the possible uses. Members of the Building Committee were present and participated in the discussion, which concluded with a decision to create a subcommittee to articulate the objectives of the investigation, outline a Request for Proposal, and identify engineering and planning resources already available. Tom Raftery and Sylvia Sillers agreed to serve on this committee, and the first meeting was scheduled for Sunday, November 15, 1987, at 2:30 P.M. at Tom Raftery's home. (The Building Committee presented a schedule, which is attached and incorporated herein.)

Discussion - Administrative Planning Assistant Position

During a discussion of the Administrative Planning Assistant position, the Board agreed that time spent by the Assistant attending professional meetings and training sessions is to be compensated. Tom Raftery and Elaine Olden planned to meet briefly just before the November 15 Town Offices subcommittee meeting to make a list of Planning Board projects for the remainder of the fiscal year. The Board asked Elaine Olden to follow up on the final water study report never received from MAPC.

The meeting adjourned at 10:50 P.M.

Respectfully submitted,

Elaine Olden
Administrative Planning Assistant

EHO/nbi

Town Office Planning

The Selectmen request active participation by the Planning Board in the current phase of Town Office planning. We have consistently stated that in our view the location of the Town Office from a master planning/town center concept viewpoint takes precedence over financial considerations. Further, it is clear that the planning for mixed income housing, requirements of the Recreation Committee and the location/retention of the Post Office are key elements to be addressed within the planning program.

With the Town Meeting mandate, and for Planning Board consideration, the Selectmen present the following questions and concerns for resolution.

1. Is the Davis land appropriate for Town Office use? , for Post Office use?
2. What is the maximum density of facilities that the Conant land can support? Where on Conant could specific buildings be located based on such factors as access and visibility. From a traffic point of reference would access from Lowell Road be appropriate?
3. Can a portion of Conant land be identified as being appropriate for transfer to a quasi public owner for use as a Post Office location?
4. Is the use of the Church building for a Town Office/Post Office consistent with the Town Center concept. Would a roadway link from the rear of the Church to the School's utility road be consistent with good planning (if the School Committee were willing)? Would additional Town property (the Church property) adjacent to the school property be of importance in terms of town planning?
5. Can sufficient acreage to support a Church complex be identified on the Davis land while maintaining the long term interests of the Town?

With these and other questions, and the importance of obtaining recommendations well ahead of Spring Town Meeting, the Selectmen would support a Planning Board request for funding of professional assistance. If the Board decides to conduct the studies internally the financial savings would be appreciated.

The Town Building Committee is proceeding with investigations, data gathering and analysis in anticipation of conceptual and preliminary design work as appropriate to the program. The work includes, but is not limited to topo, boundary and soil data, survey of conditions of the Church building and schematic design of an office building and remodelling of the Church building.

Clearly close liaison must be maintained between all Town bodies.

SIGNATURE

BADGER

EST.

TITLE SAKEWILLE - CARLISLE TOWN OFFICE

JOB

NO.

SUBJECT

RECONSTRUCT SITE & BUILD INVESTIGATIONS

SHEET

NO.

DATE

11/19/87

SITE:

SPR.

B.O.

AWARD

SURVEY

DESIGN

TESTING

REPORT

REVIEW

BUILDINGS:

SPR.

B.O.

AWARD

EVALUATE

LAYOUT

ESTIMATE

REVIEW

Nov	Dec	Jan	Feb	Mar	Apr
9	16	23	30	7	14
23	30	7	14	21	28
30	7	14	21	28	4
7	14	21	28	4	11
14	21	28	4	11	18
21	28	4	11	18	25
28	4	11	18	25	1
4	11	18	25	1	8
11	18	25	1	8	15
18	25	1	8	15	22
25	1	8	15	22	29
1	8	15	22	29	7
8	15	22	29	7	14
15	22	29	7	14	21
22	29	7	14	21	28
29	7	14	21	28	4
7	14	21	28	4	11
14	21	28	4	11	18
21	28	4	11	18	25
28	4	11	18	25	2

TARGET COMPLETION